074.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,800 / 815,800
					USE VALUE:	815,800 / 815,800
					ASSESSED:	815,800 / 815,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLEDGE CHRISTOPHER & MEGHAN
Owner 2:	
Owner 3:	
Street 1:	99 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICCA ELENA -
Owner 2:	-
Street 1:	99 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1963, having primarily Aluminum Exterior and 2423 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8464.000	344,100		471,700	815,800
Total Card	0.194	344,100		471,700	815,800
Total Parcel	0.194	344,100		471,700	815,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.66 | /Parcel: 336.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47069

GIS Ref

GIS Ref

Insp Date 12/15/08

!6230!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,100	0	8,464.	471,700	815,800		Year end	12/23/2021
2021	101	FV	331,300	0	8,464.	471,700	803,000		Year End Roll	12/10/2020
2020	101	FV	331,400	0	8,464.	471,700	803,100	803,100	Year End Roll	12/18/2019
2019	101	FV	319,000	0	8,464.	478,500	797,500	797,500	Year End Roll	1/3/2019
2018	101	FV	319,000	0	8,464.	357,200	676,200	676,200	Year End Roll	12/20/2017
2017	101	FV	319,000	0	8,464.	323,500	642,500	642,500	Year End Roll	1/3/2017
2016	101	FV	319,000	0	8,464.	310,000	629,000	629,000	Year End	1/4/2016
2015	101	FV	269,700	0	8,464.	262,800	532,500	532,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:32:40

LAST REV

Date	Time
03/20/19	11:51:50
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6230

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICCA ELENA,	54554-247		4/15/2010		557,000	No	No		
RICCA ELENA	26287-452		5/3/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	47069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2018	1779	New Wind	19,781	C				
7/22/2015	997	Siding	24,000		7/22/2015			Strip and re-side
4/14/2015	318	Re-Roof	39,232					Strip and re-roof.
1/17/2013	85	Manual	20,317	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	345	PATRIOT
4/4/2000	Inspected	276	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8464		Sq. Ft.	Site		0	70.	0.80	5									471,744						471,700	

Total AC/HA:	0.19431	Total SF/SM:	8464	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	471,744	Spl Credit		Total:	471,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/TAN BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.30136466
Const Adj.:	0.99174696
Adj $ / SQ:	129.062
Other Features:	94350
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467461
Depreciation:	123410
Depreciated Total:	344051

COMMENTS

OF=EXTRA SINK IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

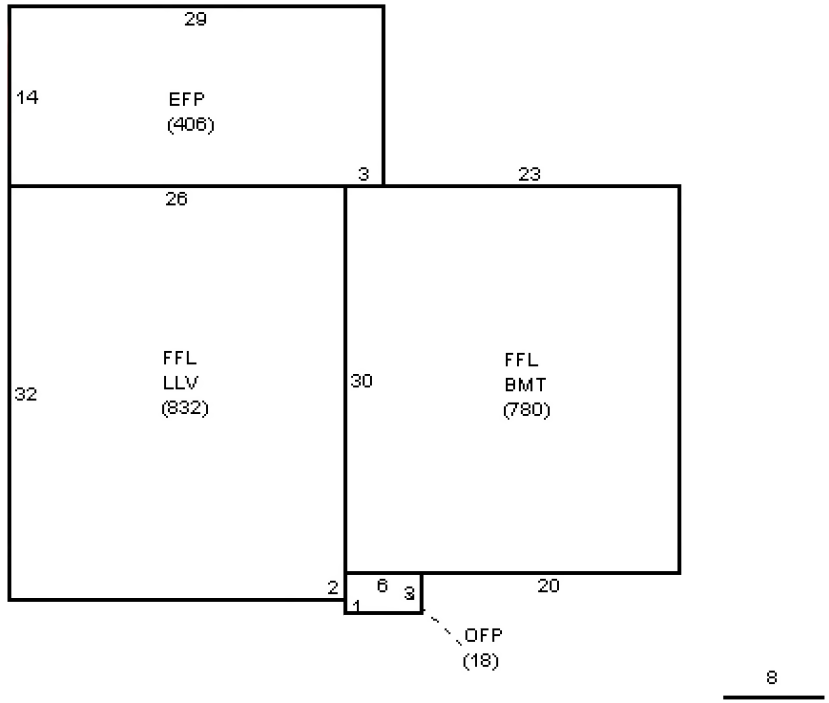
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.97
Special Features:	0	Val/Su Net:	94.33
Final Total:	344100	Val/Su SzAd	213.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,612	129.060	208,049
LLV	Lower Level	832	84.210	70,065
BMT	Basement	780	48.790	38,053
EFP	Enclos Porch	406	33.650	13,662
OFP	Open Porch	18	43.640	785

Net Sketched Area:	3,648	Total:	330,614
Size Ad	1612	Gross Area	3648	FinArea	2423
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc